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December 20, 2016

U.S. EPA, Region 1
Attn: Mr. Frank Gardner
5 Post Office Square
Suite 100, Mail Code OSRR7-2
Boston, MA 02109-3912

Dear Mr. Gardner:

Enclosed is the Southern Windsor County Regional Planning Commission's proposal for the Environmental Protection Agency's Brownfields Assessment Grant Program. The following information is provided pursuant to the Proposal Guidelines for Brownfields Assessment Grants:

- a. **Applicant Identification:** Southern Windsor County Regional Planning Commission, Ascutney Professional Building, Route 5 South, P.O. Box 320, Ascutney, VT 05030-0320
- b. **Applicant DUNS number:** 782626436
- c. **Funding Requested**
 - i. **Grant Type:** Brownfields Assessment
 - ii. **Federal Funds Requested:** \$275,000.00 (\$200,000.00 hazardous/\$75,000.00 petroleum)
 - iii. **Contamination:** Hazardous Substances
 - iv. **Type:** Community-wide
- d. **Location:** The SWCRPC serves the following ten member towns: Andover, Baltimore, Cavendish, Chester, Ludlow, Reading, Springfield, Weathersfield, West Windsor, and Windsor.
- e. **N/A**
- f. **Contact:**
 - i. **Executive Director:** Thomas Kennedy, Executive Director, Southern Windsor County Regional Planning Commission, P.O. Box 320, Ascutney, VT 05030; phone: (802) 674-9201, fax: (802) 674-5711; email: tkennedy@swcrpc.org
- g. **Date Submitted:** December 21, 2016
- h. **Project Period:** October 1, 2017 – September 30, 2020
- i. **Population:** The SWCRPC Region has a population of 24,711 (2010 U.S. Census)
- j. **Regional Priorities Form/Other Factors Checklist:** See Attachment D for the completed form.

The Southern Windsor County Regional Planning Commission would like to thank the EPA for its ongoing commitment to our brownfields efforts, as well as this opportunity to seek additional brownfields assessment grants funding. Please contact me if you have any questions or need further information.

Respectfully submitted,

Thomas Kennedy, Executive Director

**SOUTHERN WINDSOR COUNTY BROWNFIELDS REUSE PROJECT
PROPOSAL FOR 2017 EPA BROWNFIELDS HAZARDOUS SUBSTANCE ASSESSMENT GRANT**

V.B. Ranking Criteria for assessment grants

1. Community Need (45 points)

1.a. Target Area and Brownfields(15 points)

1.a.i. Community and Target Area Description (5 points)

The Southern Windsor County Regional Planning Commission (RPC) represents ten towns (Andover, Baltimore, Cavendish, Chester, Ludlow, Reading, Springfield, Weathersfield, West Windsor, and Windsor) in the southern Windsor County region of Vermont with a population of 24,711 (2010 U.S. Census). The area is very rural and is perhaps best known for its contributions to the precision machine tool industry. During the war years the factories employed as many as 20,000 people, and until as recently as the 1980s they employed approximately 3,000 people. Many of these industrial companies began operations in town centers and expanded just outside of downtown areas as they grew, leaving behind a trail of smaller brownfield sites littering the downtown area. This saddled the region with almost 1 million sq. ft. of vacant industrial space, much of which is in or adjacent to downtowns.

Of the known brownfield sites within the southern Windsor County region, 75% are located within the towns of Springfield and Windsor and are concentrated along busy transportation corridors either within or near downtown centers, major waterways or recreational areas. Additionally, many of the sites are some of the largest brownfield sites in the state. Previous assessments have indicated that properties near to these sites are also potentially brownfields due to the possibility of migrating pollutants either from, or to, these sites. Job loss combined with stagnant and reduced incomes have depressed housing values in these areas. Still, today, Windsor and Springfield represent the more populous and commercialized areas with easy access along Interstate 91 and employment potential. These abandoned and deteriorating sites not only contribute to local blight but limit available space for recreation, and central public greenspaces and severely restricts development options as these brownfield areas are typically preferred sites for future development with access to local infrastructure and state highways.

This proposal will focus on three distinct brownfields target sites for assessment. They include a one-half mile stretch in Historic Downtown Springfield to assist in advancing Springfield Streetscape Revitalization Plan and the Windsor National Guard Armory to be converted to an indoor public recreational facility. This grant would also provide the additional funding to complete on-going Phase II ESA work at Bryant Grinder on Clinton St. in Springfield.

1.a.ii. Demographic Information and Indicators of Need (5 points)

Southern Windsor County region is very rural. The two most populous towns in Windsor County, Springfield and Windsor, are home to the proposed targeted brownfields area. The demographic table below shows lower income indicators and higher unemployment and poverty rates for these towns compared to the county, state and nation. Lower housing values and lower ownership levels combined with higher rental expense as a percent of income, and level of food stamp benefits are also characteristic for these towns.

Demographic	Town of Springfield	Town of Windsor	Windsor County	Vermont	National
Population ¹	9,258	3,496	56,150	626,604	314,107,084
% >65 yrs. of age ¹	19.7%	21.5%	20.0%	16.3%	
% Rental Housing ²	35.3%	41.5%	30.0%	29.0%	
% Housing Value <\$100m ³	26.3%	23.8%	15.2%	12.3%	
% Disability ⁷	24.2%	22.1%	17.9%	16.1%	
Unemployment Rate ¹	8.2%	6.1%	5.1%	5.1%	5.0%
Poverty Rate (all) ¹	16.7%	16.6%	11.1%	11.5%	13.8%
% SNAP past 12 mos. ⁴	24.4%	22.0%	13.9%	13.7%	
% GRAPI >35% ⁵	47.8%	45.2%	38.3%	41.6%	
Median Household Income ¹	\$40,121	\$37,105	\$52,965	\$55,176	\$53,582
Per Capita Income ¹	\$23,726	\$23,369	\$32,474	\$29,894	\$27,334
% Some College 18-24 yrs.	9.2%	33.7%	31.9%	50.7%	
¹ 2011-2015 American Community Survey 5-Year Estimates (ACS 2015), accessed Dec. 2016 https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml# ² Percent Housing that is rental (ACS 2015) ³ Percent of total housing values at < \$100,000 (ACS 2015) ⁴ Percent of population on SNAP Benefits (previous 12 month period) (ACS 2015) ⁵ GRAPI –Percent with Gross Rental Expense >35% of Income(ACS 2015) ⁶ Percent of 18-24 yrs. population with some college or associative degree, (ACS 2015) ⁷ Civilian Population 18 and over for whom poverty status is determined (ACS 2015)					

1.a.iii. Brownfields and Their Impacts (5 points)

Most of the brownfield sites are abandoned and deteriorating rapidly. The three sites identified in the Springfield town center include 1) four small adjoining circa 1850-1948 industrial company buildings along Main Street, 2) Woolson Block also on Main St., and 3) the historic Parks & Woolson cloth manufacturing company building circa 1830's and the oldest manufacturing complex in the region. The potential contaminants of concern at these sites include underground storage tanks (USTs), chlorinated solvents, such as trichloroethene (TCE) or tetrachloroethene (PCE), polychlorinated biphenyls (PCBs), petroleum fuels, cutting fluids and coolants, hydraulic oils, paints, and metals. Lead based paint and asbestos containing materials may be present in all these structures. As these sites are an integral part of the downtown area, pedestrian traffic is frequent and within close proximity. The deteriorated condition of these structures are quite apparent to passers-by.

The close proximity of the Armory to outdoor recreational ballfields attracts loitering and dumping raising public health concerns. Bryant Grinder is located in the heart of the larger industrial brownfield sites on Clinton St., where much progress has been made in assessment and remediation work. This stretch is often called the "gateway" for Springfield which gives a strong initial impression of blight when entering the town from Interstate 91.

Petroleum in the form of USTs is the primary suspected contaminant at the Windsor Armory and some parcels along Main St.

1.b Welfare, Environmental and Public Health Impacts (15 points)

1.b.i. Welfare Impacts (5 points)

The former plants, many of which now sit abandoned and deteriorating, continue to threaten the safety of the region's population. Most are in public places where and vulnerable to blight, vandalism, theft, dumping and loitering which brings people to the sites exposing them to contaminants either directly or through contact with contaminated building materials, inhalation of hazardous vapors, or contact with contaminated waters. Furthermore, the rapidly deteriorating condition of the buildings presents its own hazard as roofs and walls continue to collapse and contaminants co-mingle. These areas are also prime locations for the proliferation of drug abuse and addiction among impoverished youth, an already sensitive population.

Poverty rates in towns with extensive brownfield sites tend to be higher. This is demonstrated in the demographic table above for the towns of Springfield and Windsor where the brownfields sites are located compared to the county and state. Unemployment and low income levels also appear to correlate with lower levels of education, home ownership and housing values. Note that certain health related indicators such as disability rates, and conditions such as asthma, depression and substance abuse, also correlate with higher levels of poverty in these areas. This has led to an increased burden on healthcare costs and services associated with the Springfield Hospital service area, as discussed in more detail below.

1.b.ii. Cumulative Environmental Issues (5 points)

The machine-tool and other industries have left a number of brownfield sites in the southern Windsor County region with enormous environmental problems, including, but not limited to, extensive PCB contamination, chlorinated solvents in groundwater and soil, and contaminated building materials. Moreover, according to the Vermont Hazardous Sites Database maintained by the DEC, the region contains 111 *known* active hazardous waste sites.

These significant environmental impacts continually threaten the region's valuable water resources. Groundwater is the region's primary source of drinking water and due to Vermont's geology, groundwater is often unpredictable as it travels through a maze of cracks in bedrock formations. With many brownfields sites located in close proximity to ground and surface water resources, the need to reclaim and protect these resources is paramount. Such is the case in the towns of Springfield and Windsor that were built around or near major rivers which drain to the Connecticut River and, ultimately, Long Island Sound. The Black River in Springfield is threatened by at least six brownfields sites and two large sites in Windsor are directly adjacent to the Connecticut River. Recent site assessments on Clinton Street adjacent to the Black River, revealed that PAHs and certain priority pollutant metals were present in the river sediment above Vermont's screening levels. Furthermore, the first 4.6 miles of the Black River from the confluence with the Connecticut River, is listed in Vermont's 2014 303(d) List of Impaired Waters.

1.b.iii. Cumulative Public Health Impacts (5 points)

These brownfields sites lie along integral town corridors in both Springfield and Windsor with intermittent residential and active business establishments where people work and recreate. In Springfield there is a community hiking trail along the Black River off of Clinton St. that is used

extensively by residents of all ages just downstream of the most contaminated sites. The determination of sensitive populations, those with negative health responses to lower levels of contaminant exposure than the general public, is based on both intrinsic and extrinsic factors. Some of these factors are expressed in the data below which indicate a level of vulnerability compared to state and national averages for the sensitive populations surrounding these brownfield sites. Springfield Hospital is one of 13 Hospital Service Areas in a 2010 study, Health and Healthcare Trends in Vermont, by the Vermont Department of Health. Average annual hospitalizations for Asthma and hospitalizations for Depression and Substance Abuse (as the primary reason for admission and/or if mentioned during stay), are shown below. These values have trended up and are substantially higher for the Springfield area compared to the state which results in higher than average healthcare service costs. Depression as an indicator was selected as the daily visual of deteriorating brownfield sites is also likely to cause stress and depression in sensitive populations with negative health impacts. It should also be noted that for substance abuse, the Springfield Hospital Service Area has seen the highest annual hospitalizations of any other Hospital Service Area in the state.

Year Range	Average Annual Hospitalizations per 10,000 ¹					
	Asthma		Depression ³		Substance Abuse ³	
	State ²	Springfield ²	State ²	Springfield ²	State ²	Springfield ²
1998-2000	6.3	9.2	65.6	133.0	102.2	209.9
2001-2003	6.7	10.0	84.3	159.3	117.4	220.7
2004-2006	6.3	11.0	94.7	179.2	132.8	230.4
¹ Health & Healthcare Trends in Vermont, May 2010						
² Vermont State compared to Springfield Hospital Service Area over given year range						
³ Includes primary reason for hospitalization and/or if mentioned during admission or stay						

1.c. Financial Need (15 points)

1.c.i. Economic Conditions (5 points)

The rural nature and low populations of the region, plus the effects of the machine-tool industry downturn, have limited communities' access to funding for such large scale assessment and remediation. As shown in the Demographic table above, the towns in the region are very small and income levels, poverty rates, job loss and home values indicate depressed economic conditions relative to the county, state and nationally. This, in turn, results in a lower tax base and, therefore, lower revenue and small, strained budgets. To compound this financial situation, severe flood damage from Tropical Storm Irene in 2011, particularly in southern Windsor County, hit these minimal town budgets hard and some infrastructure repairs are still needed today. Since then the town infrastructure was further impacted by an additional five Federal Disaster Declarations for Windsor County, primarily flood related (FD#4043, 4066, 4120, 4140, 4207) necessitating additional infrastructure expenditures and upgrades.

The RPC, which is primarily funded through state and federal grants and dues from member towns, serves as the professional planning staff for towns to assess, remediate, and redevelop brownfield properties. RPC has successfully completed a significant amount of the site assessment work on

the most difficult sites in the region, depleting its 2013 Hazardous Assessment funding. Further assessment progress on sites in the Springfield's downtown area, Bryant Grinder on Clinton St. and at the Armory in Windsor cannot be made without additional funding for both hazardous and petroleum assessment.

1.c.ii Economic Effects of Brownfields (10 points)

The southern Windsor County Region was hard-hit by the downturn in the precision machine tool and other industries. This saddled the region with almost 1 million square feet of vacant industrial space, much of which is in or adjacent to downtowns. Additionally, many of these sites are some of the largest brownfield sites in the state with, approximately, five 200,000 sq. ft. facilities. Properties near to these sites are also potentially brownfields due to the possibility of migrating pollutants.

The ability for the towns to attract new business has been hampered by the presence of these brownfields sites which occupy the more desirable development space that is centrally located with access to existing infrastructure. The visual of a large area of dilapidated structures along a main gateway corridor to the town, understandably, can also discourage potential new investors.

The following data are useful indicators of the economic impact of brownfield sites to a community. With the use of EJScreen reporting and mapping it can be seen how income, unemployment, and education, and housing ownership are negatively impacted as you approach the targeted brownfields area. To demonstrate this, the table below includes ACS data and other relevant indicators representing geographic areas within a 2 mile radius and a 0.5 mile radius from the center of the concentrated brownfields site on Clinton St. in Springfield. These are the needs this project will address.

EJ Screen Report Indicators	Clinton St., Springfield, VT			
	2.0 Mile Radius ¹		0.5 Mile Radius ¹	
Secondary Education ²	27%		21%	
Per Capita Income ²	\$24,382		\$22,333	
Employed Population age 16+ ²	62%		60%	
Renter Occupied ²	40%		46%	
Percentiles³	EPA Region 1	State	EPA Region 1	State
Superfund Proximity	92	89	94	94
Lead Paint Indicator	63	80	76	91
Low Income Population	80	80	89	93
< High School Education	60	65	62	67
¹ Target Area within noted radius centered at 43.287866,-72.471985, accessed 12/2016				
² EJ Summary Report Indicators based on 2010-2014 ACS 5 yr. estimates, accessed Dec. 2016				
³ Environmental Indicators for selected area compared to EPA Region 1 and State				

Poverty rates in towns with extensive brownfield sites tend to be higher with lagging wages as shown in the demographic table above for the towns of Springfield and Windsor. It also shows that higher unemployment and low income levels correlate with lower levels of education, home ownership and housing values. This results in higher relative household costs with farther

commutes for residents to find work. Springfield and Windsor residents have experienced the greatest increases in commute times compared to neighboring towns. In addition, rate of negative change tends to be greater in these towns. For example, the Country and Vermont saw an increase of 1.1% and 1.6% in the poverty rate between 2000 and 2010 while Windsor and Springfield saw increases of 2.1% and 4%, respectively. Also during that time period, job loss in the manufacturing sector in Windsor County was 5.6% greater when compared to the State, and lost 3.9% throughout all employment sectors while the state saw a loss of only 1.1% (2010 QCEW).

2. Project Description and Feasibility of Success (55 points)

2.a. Project Description, Project Timing and Site Selection (30 points)

2.a.i. Project Description and Alignment With Revitalization Plans (17 points)

As the Town of Springfield continues to make progress in remediating brownfield sites on Clinton Street that encumber its “gateway” to a historic downtown center, a redevelopment plan for the Main Street area has recently been unveiled. The Springfield Streetscapes Master Plan is a conceptual redevelopment plan for the heart of the historic downtown center developed over the past several months through numerous public outreach events. The planning effort, which is funded by VT Vermont Department of Transportation and the Vermont Agency of Commerce and Community Development’s “Strong Communities, Better Connections” grant program, identifies a number of opportunities to build on the Town’s dramatic downtown setting of river and steep hillsides. The plan includes renovation of some buildings, removal of others and inclusion of a river-walk through the downtown area, parks and parking, enhanced/expanded pedestrian and bicyclist access, and traffic safety improvements. Improvements designed to improve pedestrian access and join businesses will reconnect the community with the riverfront, and reuse underutilized properties.

In addition, the plan will provide redevelopment/reuse concepts for properties within the downtown area that will require assessment. The landmark Parks & Woolson building, located across the river from Main Street is currently unoccupied and in deteriorating condition. It is a complex of buildings slated for lower level retail to include diverse eateries, specialty food and local ‘farm to table’ food markets, sporting goods, additional residential space above, and a core satellite higher education campus. The Woolson Block, a larger building on Main St, was purchased by Springfield Housing Authority. A non-profit developer, Housing Authority, is planning for mixed use redevelopment with retail and commercial on the first floor and variable rate housing on the second floor. The four smaller parcels on Main Street will also be assessed for removal of structures to allow for a riverwalk and additional greenspace.

These revitalization efforts, to be made possible with brownfields assessment and remediation, meet a number of the HUD “The Livability Principals” and Sustainable and Equitable Development Outcomes in these areas: valuing and supporting existing communities with green walkable spaces and addition recreational space; local access to higher educational programs; increasing economic competitiveness through additional retail space; expanding transportation options and cycling access lanes. Sustainable and equitable outcomes include everyday areas central to the more poverty stricken in town, that are more attractive, greener and healthier; expanded and improved access to green space, recreational property, schools and healthy and affordable food; improved and accessible employment options, mitigated environmental

conditions by removing hazardous waste and improving air and water quality, and reducing blighted structures and parcels.

Two other target areas will also be addressed. The Bryant Grinder assessment, initiated with a 2013 Hazard Assessment grant, will require additional funding to complete a Phase II ESA for a central section of the building. The Windsor Armory assessment work is the first step towards a town plan goal to increase indoor recreational space.

With respect to potential projects throughout the remainder of the region, the SWCRPC is well situated to ensure that these projects would be in accordance with community/regional planning efforts. SWCRPC develops the Regional Plan and assists with the drafting many of the municipal plans within the project area to ensure they are in accordance with State planning goals and adhere to Smart Growth principles. As a participant in a HUD Sustainable Communities Planning Grant, the RPC's can ensure that projects address the HUD-EPA-DOT Livability Principles.

2.a.ii. Timing and Implementation (13 points)

SWCRPC's Executive Director will be primarily responsible for ensuring grant deliverables are met in a timely manner. Below is an estimated timeframe for completion of activities on new sites. The Bryant site will begin with a request for proposal for a Phase II ESA within 2 months of award.

- Site Identification and Prioritization (0-6 Months) - Determined by BSC following initial outreach at Town's Board of Selectman meeting. (See Section 3.a.i.)
- Obtain and Secure Site Access (6-8 Months) – Brownfield Coordinator (BC)
- Contract Procurement (8-12 Months) - BSC, BC and Executive Director (See Section 5.b.) for procurement process for Phase I and Phase II ESAs
- Assessment Work and Clean-Up Planning (10-36 Months) – Approved by BSC, advised by Executive Director

2.b. Tasks Descriptions and Budget Table (20 points)

2.b.i. Tasks Descriptions (15 points)

The Brownfields Steering Committee (BSC), formed 20 years ago to handle brownfield issues in southern Windsor County, is comprised of local officials from the Board, a representative from each town, two at-large local representatives and one representative from the Springfield Regional Development Corporation. (Note: Steering Committee Bylaws state that any member with a financial interest in a site may not vote). They will analyze these potential sites for assessment funding based on environmental contamination, cost feasibility, redevelopment plans, financial need of the applicant, economic development potential, and feasibility of success.

Outputs under this assessment grant will include: number of outreach events, number and acreage of properties assessed; updates to site inventories, Phase I & II ESAs, Corrective Action Feasibility Investigations, and Corrective Action Plans.

Task 1 – Program Oversight and Development

The RPC Executive Director will be responsible for program oversight and development of the Southern Windsor County Brownfields Reuse Project (SWCBRP). The RPC's Brownfields Coordinator (BC) activities and responsibilities will include:

- ☐ Manage site work including selection, site access, procurement, schedule and timing.
- ☐ Coordinate with Department of Environmental Conservation Project Manager

- ☐ Acting advisor to RPC's Brownfields Steering Committee with respect to budget, procurement of Qualified Environmental Professionals (QEP's), and the overall progress.
- ☐ Coordinate outreach to stakeholders and property owners
- ☐ Direct Financial Administrator on financial management and budget reporting
- ☐ Prepare EPA quarterly progress reports and perform ACRES data entry

Budget Cost: Personnel direct cost includes 12 BSC meetings and prep (ED: 112hrs.x\$67/hr. + BC: 162hrs.x\$32/hr. = \$12,688); (Equipment: dedicated laptop for brownfields work); (Supplies: printed materials and postage); (Travel: 1 National + 3 local BF conference)

Task 2 – Community Involvement

The BC's activities for implementing the Community Involvement Plan, as described below, will include the following: (Note that some activities may be performed by the SWCRPC Executive Director.

- ☐ Present project updates at monthly SWCRPC Board meetings and Brownfield Steering Committee meetings.
- ☐ Attend town Selectboard meetings to present project/site updates as discussed above.
- ☐ Maintain and update Brownfields Section on SWCRPC website and Facebook with regular updates on current and future projects and encourage feedback.
- ☐ Prepare and distribute handout material with site specific information to adjacent property owners.
- ☐ Provide regular narrative updates for stakeholder organizations mentioned in this proposal to disseminate through their distribution channels.
- ☐ Participate at meetings of local Chambers of Commerce, and downtown development groups to present information about the progress of the project and to solicit feedback.
- ☐ Address all community concerns and questions.

Budget Cost: Personnel direct includes 10 trips to each (2) town for outreach activities plus prep (ED: 12hrs.x\$67/hr. + BC: 68hrs.x\$32/hr. = \$2,980); (Supplies: printed materials and postage); (Travel: 10 trips to each (2) town, average mileage: 18mi., mileage rate: \$0.55)

Task 3 – Site Assessment and Remediation Planning for Hazardous Substances

The BC's activities and responsibilities will include:

- ☐ Develop scope of work and consultant selection process
- ☐ Oversee development of Requests for Proposals (RFP) and selection of QEP
- ☐ Attend site visits
- ☐ Contract with selected QEP
- ☐ Provide management and oversight of all site assessment work and corrective action planning.
- ☐ Communicate and coordinate with property owners on assessment and planning work

Budget Cost: Personnel direct for activities (ED: 50hrs.x\$67/hr. + BC: 187hrs.x\$32/hr. = \$9,334); (Supplies: printed materials and postage); (Travel: 17 trips to site and townhalls, average mileage: 18mi., mileage rate: \$0.55)

2.b.ii. Budget Table (5 points)

Note that all budget costs have been split between hazard and petroleum projects based on ration of number of sites, 3:2 Hazard/Petroleum.

Budget Categories		<i>Project Oversight & Development</i>	<i>Community Involvement</i>	<i>Assessment/ Remediation Planning</i>	<i>Total Hazardous</i>	<i>Total Petroleum</i>
Personnel	Haz	8,500	1,980	6,200	16,680	
	Petro	4,200	1,000	3,100		8,300
Equipment	Haz	800			800	
	Petro	450				450
Supplies	Haz	150	200	200	550	
	Petro	50	100	100		250
Travel	Haz	730	130	110	970	
	Petro	370	70	60		500
Contractual	Haz				181,000	
	Petro					65,500
Totals					\$200,000	\$75,000

Contractual Cost (\$)	<u>Hazardous</u>			Haz. Total	<u>Petroleum</u>			Petro. Total
	I ESA	II ESA	CAP		I ESA	II ESA	CAP	
Main St.						27,000	7,000	34,000
Parks&Woolson	4,000	43,000	12,000	59,000				
Woolson Block	4,000	30,000	8,000	42,000				
Bryant Grinder		80,000		80,000				
Windsor Armory					4,000	20,000	7,500	31,500
Totals	8,000	153,000	20,000	181,000	4,000	47,000	14,000	65,500

2.c. Ability to Leverage (5 points)

The RPC will continue to contribute hours needed of in-kind staff and volunteer time, and the necessary funding for overhead and supplies necessary to complete the required administrative activities not funded under the EPA brownfield program. In FY 2016, the RPC spent, approximately, \$22,000 to support the brownfields program for indirect expenditures. In addition, the six Brownfields Steering Committee members and the ten Commissioners who make up the Board have volunteered hundreds of hours to ensure the program's continued success. Such commitments will continue and reinforce efforts to pursue and apply for other state and federal grant funding for remediation and redevelopment activities.

The Town of Springfield has already funded Phase I ESA for the Main St. sites in the downtown area and the Town of Windsor had preliminary assessment done for the National Guard Armory.

The Bryant Grinder site has also recently become eligible to receive New Market Tax Credits, anticipated to be over \$1,000,000. SRDC, the current owner of the site, has also already committed

approximately \$270,000 towards redevelopment by funding feasibility studies such as a structural assessment of the building.

While assessment funds are crucial for the initial investigation of a brownfields site, cleanup money is imperative for redevelopment. The RPC is currently managing a recently secured \$400,000 EPA funded RLF available for loans and subgrants. In addition, the RPC will continue to work with member towns to access funds from the Vermont Community Development Program (VCDP), Rural Development, the Vermont Housing Conservation Board, the Downtown Board (for designated downtowns, which include the downtowns of Windsor and Springfield). Official Downtown Designation obtained from the State of Vermont will enable the Town and downtown property owners to receive priority for funding and technical assistance for further downtown development.

The State of Vermont also has funds dedicated to brownfields redevelopment in a Brownfields Revitalization Fund, as well as a revolving loan fund managed by the Agency of Commerce and Community Development (ACCD).

3. Community Engagement and Partnerships (35 points)

3.a. Engaging the Community (15 points)

3.a.i. Community Involvement Plan (10 points)

The Community Involvement Plan (CIP) is a 3-tiered plan to reach all levels of the communities where brownfields are located to solicit input from citizens and the business community concerning site assessment and all brownfields work. The first level of involvement with the larger community starts with the BSC to discuss potential sites for assessment and clean-up and to review implementation and timing of the CIP. Committee members with potential site assessment/clean-up projects in their town are encouraged to relay this information to their respective towns and prepare for the upcoming public outreach process by public notification through their local newspapers and town websites. Second, the RPC will then hold noticed public meetings at selectboard meetings of towns in which the site is located. These are to provide project updates, solicit input and answer questions at the following project stages – site selection process, selected sites, project timeline and cost, results of EA, corrective action plan, and planning for remediation. These meetings are generally filmed for local access television stations, and provide a good forum for reaching a broad spectrum of the public. Meeting minutes are also posted on town websites. Third, for sites that are adjacent to residential and commercial areas, RPC staff will go door to door to inform adjacent residents and business owners of brownfields work using an informational handout including site information, the CIP, and how to relay questions, concerns and input to the Brownfields Coordinator/RPC.

The RPC's website maintains a section dedicated to brownfields work in the region, and also develops literature with details of specific site assessments. The RPC will work with the Windsor Improvement Corporation (WIC), Springfield Medical Care Systems (SMCS) and the Springfield Regional Chamber of Commerce (SRCC) to assist with outreach activities.

3.a.ii. Communicating Progress (5 points)

The RPC continually provides updates on the SWCBRP on the SWCRPC/Brownfields webpage and in quarterly newsletters that are distributed to a mailing list of over 300 individuals and organizations in and around the region, in addition to the stakeholders mentioned above for their internal distribution. The BC also provides monthly updates at Brownfield Steering Committee and Board meetings, and attends selectboard and planning commission meetings in member towns as needed. When a site reaches the remediation plan stage, the RPC will use local newspapers, posters and email lists to invite the community to public meetings to present alternatives for remediation and encourage comments. All comments received will be addressed and good suggestions will be incorporated. The RPC is very careful about choosing QEPs that are well versed in public meetings so that discussions are understandable, informative and valuable. Besides posting the required site information signs, the RPC will provide neighboring property owners with updates on the progress of assessment and cleanup to the individual neighboring property owners and to the stakeholders mentioned above. Such updates will be posted on the brownfields webpage. All communications will be in English, the primary language, with translation services provided if needed.

3.b. Partnerships with Government Agencies (9 points)

3.b.i. Local/State/Tribal/Environmental Authority (5 points)

The RPC works closely with an assigned Project Manager from the Vermont Department of Environmental Conservation (DEC) at every stage of the site assessment process. The DEC provides technical assistance, and ensures that all work plans and site assessment reports are in accordance with standards based on risk factors or background levels of contaminants approved by the Vermont Department of Health (DOH). The Project Manager also approves final documents and assists with issuing Certificates of Completion or Site Management Activity Completed letters and with federal input to EPA Project Officer when needed. The RPC also works closely with the DOH on sites with asbestos and lead and with the DEC with petroleum contaminated sites to ensure assessments are adequate for the proposed reuse, as well as to ensure abatement plans are prepared in accordance with their regulations.

3.b.ii. Other Governmental Partnerships (4 points)

As an agency that serves our member towns, we have worked closely with local officials and organizations in each of the towns where brownfields sites have been identified and assessed, including selectboards, planning commissions, and development boards to develop zoning regulations that will allow for adaptive reuse of historic structures. In addition we work closely with the following to ensure we are well coordinated with regional and state planning efforts.

- ☐ VT Department of Economic Development ☐ State Historic Preservation Office
- ☐ VT Agency of Transportation ☐ VT Agency of Commerce & Community Development
- ☐ United States Department of Agriculture and the Economic Development Authority
- ☐ East Central Vermont Economic Development District Steering Committee

3.c. Partnerships with Community Organizations (9 points)

3.c.i. Community Organization Description & Role (5 points)

The following community-based organizations have agreed to partner with the RPC in the ongoing work of the SWCBRP. Some of groups have been involved with the program for many years, and are invaluable in providing the connection with property owners and local boards.

Springfield Regional Development Corporation (SRDC), Bob Flint, Executive Director. The main economic development arm of the region and a representative from SRDC to serve on the BSC.

Black River Action Team (BRAT), Kelly Stettner, Director. BRAT will coordinate with the RPC on all river assessment work and help with community outreach.

Connecticut River Watershed Counsel, Andy Fisk, Executive Director. Will assist in outreach activities for water quality protection.

Windsor Improvement Corporation, John Tansey, President. Will assist in obtaining community input and support.

Springfield Medical Care Systems, Timothy R. Ford, President and Chief Executive Officer.

3.c.ii. Letters of Commitment (4 points)

Please see Attachment C below for letters of commitment.

3.d. Partnerships with Workforce Development Programs (2 points)

The RPC makes every effort to hire locally and currently has a pre-qualified list of Vermont based environmental consultants. The RPC also works very closely with the SRDC whose Executive Director also serves as the Chair of the River Valley Technical Center's (RVTC) Board of Directors, a regional Vocational-Technical Center that serves the Springfield area and is part of the Howard Dean Education Center, the region's primary workforce training facility. The RVTC will be engaged in any customized training and cooperative work experiences connected with the site remediation and redevelopment. Additionally, the various hands on, tech related programs offered by the RVTC will ensure that tenants of the building will have qualified potential employees.

4. Project Benefits (25 points)

4.a. Welfare, Environmental & Public Health Benefits (13 points)

As most of these projects are within public use areas, redevelopment of the proposed brownfields properties will improve the quality of life for the communities as a whole, but particularly for those residents that live within a 2 mile radius of the brownfields target area which includes the downtown area. It is anticipated that revitalization of these project areas, upon assessment and remediation, will provide the following specific benefits:

- ☐ Improved public health and safety with reduced exposure to hazardous material including improved air and water quality, and assessment of potential releases to nearby parcels.
- ☐ Local higher educational opportunities with an easy access satellite campus.
- ☐ Improved availability to healthy local food options with local food markets.
- ☐ Improved surface water quality with new stormwater management including reduced impervious surfaces, installed bio-retention techniques and improved riparian buffers.
- ☐ Enhanced opportunities and easy access to healthy life style activities with additional indoor recreation space, particularly for winter recreation; Riverwalk; interconnected

pedestrian and bicyclist access ways; and traffic safety improvements. These improvements will serve the neediest population that reside within the 2 mile radius of the concentrated brownfields area in Springfield.

- ☐ The river walk and connected green spaces will make the downtown area more walkable and will encourage more physical activity that is casual and easy accessible, such as walking or biking to work.
- ☐ Reduced blight, illegal dumping and vandalism with a more attractive and aesthetically pleasing downtown area.
- ☐ It is anticipated that reduced blight combined with the above healthy living benefits and new employment will help to reduce depression and substance abuse, particularly for town youth which will reduce stress on sensitive populations.
- ☐ New open spaces that bring people closer to the river will instill an appreciation for the esthetic and economic potential for their community and downtown area.
- ☐ Reconnection to the river with enhanced river access and educational opportunities for outreach on water quality and stewardship of local watersheds, with educational signage on stormwater management techniques for future development projects.
- ☐ Centrally located residential housing with 'walk-to' employment opportunities, food markets and social and healthcare services.
- ☐ Reduced blight combined with the above healthy living benefits and new employment will help to reduce depression and substance abuse, particularly for town youth.
- ☐ Historic downtown buildings are difficult, if not infeasible, to modify for handicap access due to the lack of space between structures and interior conditions. Redeveloped buildings and new spaces will be more handicap accessible for the relatively high disabled segment of the community.

4.b. Economic and Community Benefits (12 points)

Assessment, remediation, and redevelopment of these proposed sites will increase residential housing and bring much needed jobs back to the region to improve income levels and reduce poverty and reliance on social services. Town budgets should improve with additional tax revenue from new businesses, new housing, and potential new residents, providing future funding for additional re-development. Specific outcomes include:

- ☐ Commercial or light-industrial uses with the ultimate redevelopment of the Bryant Grinder sites will result in new year-round higher wage employment than currently available and will help ease the commuting burden on local households as well as help attract new residents to the region. Current plans for the Bryant Grinder Site include subdividing the interior for 4-5 different tenants. Preliminary discussions are underway with a possible tenant for the southern section of the building. Preliminary employment estimates, based on full occupation, are in the 200-250 job range.
- ☐ The new retail planned for the Parks & Woolson complex and Woolson Block will provide more part-time and easily accessed job opportunities for young adults and high school

students. Additional employment, higher education opportunities, and healthier lifestyles will, in turn, reduce healthcare costs by reducing depression and substance abuse rates.

- Town budgets should improve with additional tax revenue from new businesses, new housing, and potential new residents, providing future funding for additional re-development.
- The community benefits noted in the section above also provide economic benefits as higher education, healthier lifestyles, reduced depression and substance abuse will aid in reducing poverty.

Outcomes selected from the above benefits that may be measurable following the development of remediated sites will include: number of new jobs created, number of new employed youth (16-25 yrs.), number of new housing units, added linear feet of walkable green space, acreage of added green and recreation space, and hospitalization rates for substance abuse and depression.

5. Programmatic Capability and Past Performance (40 points)

5.a. Audit Findings (2 points)

No adverse findings have been found in recent financial audits, and the RPC in FY 14 had a single audit in accordance with OMB Circular A-133. The final audit report has been received and there were no findings associated with the audit. The RPC has not been required to comply with any “high risk” terms and conditions under OMB Circular A-102.

5.b. Programmatic Capability (23 points)

The RPC is committed to ensuring that the Southern Windsor County Brownfields Reuse Project (SWCBRP) remains viable and successful. As such, it created the Brownfields Coordinator (BC) position as well as a Brownfields Steering Committee (BSC). The SWCBRP’s primary goal is to clean up, revitalize and return to productive use brownfields located in the region.

The BC is the liaison between the owner/developer of a property and the VT DEC, EPA, and consultants. Recently, the BC left the SWCRPC for another position in State government. The SWCRPC is advertising for another Brownfield Coordinator. During this interim period, the SWCRPC will be shifting some of the Brownfields work to one of its planners. This Planner has a degree in Chemistry and has experience working on federally funded programs, she will be working closely with the Executive Director who will take over management of the program.

The RPC’s Executive Director is heavily involved with the SWCBRP, and has held his position for over 25 years. He attends all Steering Committee and Board meetings, is a valued member of the subcommittee that reviews and selects QEPs, and reviews all EPA quarterly progress reports. In addition, he and the BC work closely with the Financial Administrator in developing realistic and attainable budgets for all EPA grants. The Executive Director, widely known throughout the state and well respected in the community, makes him a valuable asset when leveraging funding and mediating ‘political’ conflicts on projects when they arise.

The RPC is fortunate to have established solid working relationships over the past ten years with legal counsel, QEPs, and employees from the Vermont DEC and DOH. Ten regional planning commissions have also formed a brownfields network in which issues and problems can be flushed out and resolved.

The selection process for QEPs uses the Vermont Department of Economic and Development's Business to Business Bid System. The Brownfields Steering Committee together with the BC and Executive Director develop a short list of pre-qualified environmental firms and a QEP is then chosen from this list to provide a work plan and cost estimate, which are subsequently reviewed by the VT DEC and EPA. In addition to managing several EPA grants as described below, the RPC is well versed in the administration of federal funds.

5.c. Measuring Environmental Results: Anticipated Output/Outcomes (5 points)

Outputs to be measured under this assessment grant will include: number of outreach events, number and acreage of properties assessed; updates to site inventories, Phase I & II ESAs, Corrective Action Feasibility Investigations, and Corrective Action Plans. This data will be compiled by the BC and reported at the BSC meetings.

5.d. Past Performance and Accomplishments (10 points)

5.d.i. EPA Brownfields Grants Received (10 points)

5.d.i.1. Accomplishments (5 points)

The EPA brownfields assessment grants have helped to leverage over \$1,000,000 in assessment and cleanup funds from the state and private property owners. In summary, 8 sites have been redeveloped following assessment, 6 sites are undergoing clean-up and redevelopment and 2 sites are currently being assessed for CAPs and/or being marketed to developers.

5.d.i.2. Compliance with Grant Requirements (5 points)

Compliance information on the last five EPA Brownfield Grants awarded to the SWCRPC.

Grant	Project Summary		Reporting & Funds Available	
	Phase I,II	Other	Rpts. ¹	
2013 Haz. Assessment	6		12	\$0
2010 Haz. Assessment	9		15	Closed 12-2014
RLF Supplemental		1-Loan 1-Subgrant	48	Close Out in progress
2009 ARRA RLF		3-Subgrants	16	Closed 3-24-14
2008 Haz./Petro. Assessment	9	1-CAP, 1-BRELLA 1-RFP Dev.	16	Closed 3-14-13

¹Quarterly Reports – all on time

ATTACHMENT A

III.C. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Southern Windsor County Regional Planning Commission (RPC) is a Regional Planning Commission, created under Vermont statute, V.S.A. T.24 § 4341 (see below for statutory language). The RPC was established in the 1960s and provides technical assistance to its member towns. The RPC Board of Commissioners (Board) consists of representatives of its ten member towns (Andover, Baltimore, Cavendish, Chester, Ludlow, Reading, Springfield, Weathersfield, West Windsor and Windsor) who are appointed by the local legislative bodies each year.

Title 24: Municipal and County Government

Chapter 117: Municipal and Regional Planning and Development

4341. Creation of regional planning commissions

§ 4341. Creation of regional planning commissions

(a) A regional planning commission may be created at any time by the act of the voters or the legislative body of each of a number of contiguous municipalities, upon the written approval of the agency of commerce and community development. Approval of a designated region shall be based on the results of studies jointly carried out by representatives of the municipalities and the agency of commerce and community development to determine whether the municipalities involved constitute a logical geographic and a coherent socio-economic planning area. Evidence must be shown that local, state, and federal funding will be adequate to satisfy current requirements and to provide a continuing planning program of a scope sufficient for comprehensive and functional area wide planning. All municipalities within a designated region shall be considered members of the regional planning commission. Such area shall be referred to herein as a region, and may include municipalities located in a neighboring state.

(b) Two or more existing regional planning commissions may be merged to form a single commission by act of the voters in a majority of the municipalities in each of the merging regions. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 1, eff. April 11, 1972; 1981, No. 132 (Adj. Sess.), § 4; 1987, No. 200 (Adj. Sess.), § 19, eff. July 1, 1989; 1995, No. 190 (Adj. Sess.), § 1(a)).

2. Letter from the State

A letter from Patricia Coppolino Program Manager of the Brownfields Response Program, Vermont Department of Environmental Conservation (DEC), is enclosed (see **Attachment B**).

3. Community Involvement

The RPC will continue efforts to reach out to the communities in which brownfields sites are located to solicit input and to involve citizens concerning site assessment work under this grant. The first level of involvement with the larger community starts with the Brownfields Steering Committee, which as previously stated, is comprised of local officials from the Board (each representing one of the ten towns), two at-large local representatives and one representative from the Springfield Regional Development Corporation (Note: Steering Committee Bylaws state that any member with a financial interest in a site may not vote). For sites that are critical to community revitalization, the RPC will hold public meetings at selectboard meetings of towns in which the site are located to provide project updates and to engage the public. These meetings are generally filmed for local access television stations, and provide a good forum for reaching a broad spectrum of the public.

Additionally, project updates are reported via the following means: the Southern Windsor County Regional Planning Commission's quarterly newsletter, the SWCRPC's facebook page, and on the Brownfield page of SWCRPC's website.

4. Site Eligibility and Property Ownership Eligibility

This section is not applicable as this is a Community-Wide assessment application. However, through the successful implementation of several past EPA Brownfield Assessment Grants the RPC has gained significant experience with this process and ensures that all sites under this project will meet the Site Eligibility requirements of the EPA.

Attachment B

Letter from State Environmental Authority



AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@vermont.gov

December 19, 2016

Southern Windsor County Regional Planning Commission
Attn: Mr. Thomas Kennedy
PO Box 320
Ascutney, VT 05030

Dear Mr. Kennedy,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Southern Windsor County Regional Planning Commission (SWCRPC) intends to apply for a community-wide hazardous and petroleum EPA Brownfield Assessment Grant and to use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of brownfield properties within the Southern Windsor County Regional Planning Commission (SWCRPC) region of Vermont.

The State of Vermont is very appreciative of your programmatic successes and of your intent to apply for additional grant funding, as SWCRPC's local involvement in the Brownfield Program continues to assist us in the assessment of properties in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program and we will also assist in the petroleum determinations for any identified properties.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with SWCRPC to assist potential developers enter the Vermont Brownfield Environmental Liability Limitation Program, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Sites Management Section
Waste Management and Prevention Division



Attachment C

Letters of Commitment from Community Based Organizations

Windsor Improvement Corporation

PO Box 455, Windsor, VT 05089



December 13, 2016

Frank Gardner, Brownfields Coordinator
Environmental Protection Agency, Region One
Five Post Office Square, Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner,

On behalf of the Windsor Improvement Corporation (WIC), I am writing to express our strong support of the Southern Windsor County regional Planning Commission's application for a combined Hazardous/Petroleum Brownfields Assessment Grant for 2017.

We have seen many successes over the years, including assessment, cleanup, and redevelopment of the Windsor Welcome Center, and the progression of assessment work at a number of brownfield sites in Windsor. Environmental assessment of the Windsor National Guard Armory, recently acquired by the town and located adjacent to the town's recreational ball fields, will be made possible by this funding. Revitalization of this structure will provide an exceptional opportunity to expand upon Windsor's offering of indoor recreational and community space, as well as eliminate exposure to the health hazards this site presents, particularly to our young.

As president of WIC, I fully support the Southern Windsor County Brownfields Reuse Project initiatives and will provide assistance with local community outreach and garnering local support for this project.

We ask for your continued support for SWCBRP with due consideration of this project proposal.

Sincerely,

John Tansey, President
Windsor Improvement Corporation

December 19, 2016

Frank Gardner, Brownfields Coordinator
Environmental Protection Agency, Region One
Five Post Office Square, Suite 100
Boston, MA 02109-3912

Dear Mr. ^{FRANK}Gardner,

On behalf of Springfield Regional Development Corporation (SRDC), I am writing to express our strong support of the Southern Windsor County Regional Planning Commission's application for a combined Hazardous/Petroleum Brownfields Assessment Grant for 2017. SRDC has been a supporter of the Southern Windsor County Brownfields Reuse Project since its inception in 1999. We have seen many successes over the years, including assessment, cleanup, and redevelopment of the Windsor Welcome Center, the Cavendish Green, One Hundred River Street, and assessment and remediation of additional properties on Clinton Street in Springfield. While these efforts were made possible by a variety of means, all of these properties started in the assessment phase of the Project. Assessment funds were the spark that ignited the redevelopment flame at all of the aforementioned properties and we are excited about the new initiatives in the revitalization of historic Downtown Springfield.

As the Executive Director of SRDC, I have had the pleasure of serving on the SWCRPC's Brownfields Steering Committee for the past 11 years. To demonstrate my support for the Project, I will volunteer my continued service on the Brownfields Steering Committee for the duration of the grant, should it be awarded. The positive impacts of returning brownfield properties to productive uses are invaluable and will continue to be a critical part of economic development in Southern Windsor County.

As always, thank you for your consideration.

Sincerely yours,



Bob Flint
Executive Director

December 19, 2016

Frank Gardner, Brownfields Coordinator
Environmental Protection Agency, Region One
Five Post Office Square, Suite 100
Boston, MA 02109-3912

Re: Southern Windsor County Regional Planning Commission 2017 EPA Assessment Grant Proposal

Dear Mr. Gardner,

On behalf of the Springfield Regional Chamber of Commerce, I am writing to express our strong support of the Southern Windsor County regional Planning Commission's application for a combined Hazardous/Petroleum Brownfields Assessment Grant for 2017. We are excited about the prospects for the Springfield Streetscapes Revitalization Plan with additional retail space and a new attractive downtown with open space and river access. Our community has recently been pulling together to collaborate on projects that are boosting the morale of the locals and beginning to bring prosperity back to our region. These efforts are critical to the economic development of the Springfield area and our ability to draw new businesses and families to work and live here.

These funds are needed to begin the process of assessing and remediating these brownfields sites to begin the revitalization process. It is crucial that we succeed at redeveloping these sites, so that we can attract future business investors and young families to our town. We are experiencing significant positive momentum at this time, and we must continue to build upon recent successes. The Streetscape Plan is vital to breathing new life into our community, and the brownfields are one of the obstacles we need to tackle in order to move forward.

The Springfield Regional Chamber of Commerce is pleased to assist the Southern Windsor County Planning Commission on community outreach if needed for this project and we look forward to working with the Town on redevelopment of the downtown and bringing this plan to fruition.

Thank you for your consideration,



Caitlin Christiana
Executive Director
Springfield Regional Chamber of Commerce
56 Main Street, Suite 2
Springfield, VT 05156



Springfield
Medical Care Systems, Inc.

Where People Come First

December 13, 2016

Frank Gardner, Brownfields Coordinator
Environmental Protection Agency, Region One
Five Post Office Square, Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner,

I am writing in support of the Southern Windsor County Regional Planning Commission's (SWCRPC) application for a Brownfields Assessment Grant from the Environmental Protection Agency. Thanks to previous grants and the Brownfields program started by the SWCRPC, we have seen many success over the years, including assessment, cleanup, and redevelopment of sites along the Clinton Street Corridor and at the One Hundred River Street complex in Springfield.

Not only is the Springfield Medical Care Systems an anchor tenant in the One Hundred River Street complex, we are the owner of another priority brownfields site in the region, the Edgar May Health and Recreation Center. Neither one of those projects would have been possible without the EPA and SWCRPC's support. We are particularly pleased with the assistance this funding would provide to advance our recent Springfield Streetscape Master Plan which has received overwhelming community support with its expanded and improved public places including pedestrian and bike access, parklets, riverwalk, and small parks. In addition to eliminating the obvious health hazards from these abandoned structures, we believe this centrally located, sustainable greenspace will help to raise spirits and encourage more physical activity and healthier lifestyles for the community.

SMCS looks forward to continuing our partnership with SWCRPC to bring brownfield sites in the region back to productive use. To demonstrate support for the project, Springfield Medical Care Systems, will continue to assist the SWCRPC in ensuring all brownfield projects within the region are protective of human health.

Thank you for your consideration of this application.

Sincerely,

Timothy R. Ford
President and Chief Executive Officer



CONNECTICUT RIVER WATERSHED COUNCIL

The River Connects Us

15 Bank Row, Greenfield, MA 01301 crwc@ctriver.org www.ctriver.org

December 16, 2016

Frank Gardner, Brownfields Coordinator
Environmental Protection Agency, Region One
Five Post Office Square, Suite 100
Boston, MA 02109-3912

Re: Southern Windsor County Regional Planning Commission 2017 EPA Assessment Grant Proposal

Dear Mr. Gardner,

The Connecticut River Watershed Council (CRWC) is a 501(c)3 organization dedicated to advocating the protection of the Connecticut River and its watershed. For 64 years, CRWC has been the principal voice for improving the quality of life for all inhabitants of this vital western New England watershed. As stewards of this heritage, CRWC works to collaborate, educate, organize, restore, and intervene to preserve the health of the whole watershed for generations to come. Our work informs our vision of both economic and ecological abundance throughout the entire Connecticut River watershed.

All of the proposed sites for assessment in Springfield, VT outlined in this application are situated along the banks of the Black River. These surface waters are vulnerable, if not already affected by contaminants from these sites, such as PCBs, petroleum, and chlorinated solvents leaching into the groundwater and surrounding soils. We fully support the proposed project to remediate these sites and the revitalization efforts to follow that will reduce impervious coverage in the downtown area, improve river buffers and reconnect citizens with a Riverwalk.

We are pleased to assist the Southern Windsor County Planning Commission on community outreach for this project and look forward to strengthening our working partnership on other water-related projects moving forward.

We appreciate your strong consideration of this proposal.

Yours sincerely,

Andrew Fisk, Ph.D.
Executive Director

MASSACHUSETTS
413-772-2020

LOWER VALLEY
860-704-0057

UPPER VALLEY
802-869-2792

NORTH COUNTRY
802-457-6114

Black River Action Team

101 Perley Gordon Rd * Springfield, VT 05156
www.BlackRiverActionTeam.org

Making a difference since 2000

December 13, 2016

Frank Gardner, Brownfields Coordinator
Environmental Protection Agency, Region One
Five Post Office Square, Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner,

Since the founding of the Black River Action Team in 2000, a grassroots volunteer group based in Springfield VT, we have become increasingly aware of the complex link between land and water. The river is affected by the soil and rock around it, as groundwater feeds the streams and lakes. The river is also affected by containments that leach into the soil and groundwater from human impacts. All of the proposed sites for assessment in Springfield under this grant are situated along the banks of the Black River. These surface waters are vulnerable, if not already affected by contaminants from these sites leach into the groundwater and surrounding soils. Recent testing has indicated contaminated riverbed sediment downstream from brownfields sites.

Since the early years of the Black River Action Team, we have enjoyed cultivating a strong working partnership with the Southern Windsor County Planning Commission on a variety of water-related projects; the BRAT heartily supports their application for an EPA Assessment Grant.

To help achieve the common goals of the BRAT and the SWCRPC, the BRAT will commit to informing the SWCRPC of water quality results (including data regarding benthic and hyporheic communities of sensitive macroinvertebrates and meiofauna), coordinating future river assessments, and assisting with community outreach when and if necessary.

Please contact me with any questions or for further information.

Sincerely,



Kelly Stettner, Director

blackrivercleanup@yahoo.com
(802) 738-0456



Attachment D

Regional Priorities Form/Other Factors Checklist

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Southern Windsor County Regional Planning

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to communities that have limited
in-house capacity to manage brownfields projects

Page Number(s): _____

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X-2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	X-9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	X 6-7
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Attachment E

Letter Documenting HUD-DOT-EPA Partnership for Sustainable Communities Grant

U.S. Department of Housing
and Urban Development

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name: **Southern Windsor County Regional Planning Commission**

Name of the Federal Program to
which the applicant is applying: **Environmental Protection Agency Brownfield Assessment Grant**

Name of the Preferred Sustainable
Communities Status Community: **Consortium for a Sustainable East Central Vermont Region**

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred
Sustainable Communities Status meets
the above criteria to receive bonus points:

Peter G. Gregory

Title: Executive Director

Organization: Two Rivers-Ottawaquechee Regional Commission

Signature:

Peter G. Gregory

Date

11/27/18

(mm/dd/yyyy)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Southern Windsor County Regional Planning Commission

* b. Employer/Taxpayer Identification Number (EIN/TIN):

03-0227950

* c. Organizational DUNS:

7826264360000

d. Address:

* Street1:

38 Ascutney Park Place PO Box 320

Street2:

* City:

Ascutney

County/Parish:

Windsor

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

05030-320

e. Organizational Unit:

Department Name:

Regional Planning Commission

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Thomas

Middle Name:

* Last Name:

Kennedy

Suffix:

Title: Executive Director

Organizational Affiliation:

* Telephone Number: 802-674-9201

Fax Number:

* Email: tkennedy@swcrpc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2017 Brownfield Assessment Program for Southern Windsor County, Vermont

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

01

* b. Program/Project

01

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal

275,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

275,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Thomas

Middle Name:

* Last Name:

Kennedy

Suffix:

* Title:

Executive Director

* Telephone Number:

802-674-9201

Fax Number:

* Email:

tkennedy@swcrpc.org

* Signature of Authorized Representative:

Dan Potter

* Date Signed:

12/21/2016